



Wylie Zoning Board of Adjustment

Minutes
Zoning Board of Adjustment
Monday, March 16, 2015 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chair Linda Jourdan called the meeting to order at 6:32 p.m. and stated that a quorum was present. Board Members present were; Board Member Robert Holcomb, Board Member Kevin Finnell and Board Member Bill Hiney. Vice Chair Jason Potts arriving late.

Staff members present were: Renae' Ollie, Planning Director and Jasen Haskins, Planner.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes of the February 16, 2015 Meeting.

A motion was made by Board Member Finnell and seconded by Board Member Hiney, to approve the Minutes from the February 16, 2015 Meeting as submitted. Motion carried 4 – 0, Vice Chair Potts arriving after the vote.

PUBLIC HEARINGS

Item 1 – ZBA 2015-03

Hold a public hearing to Consider and act upon, a Variance to Ordinance 2014-44, Section 22-450 (2) Real Estate Signs requiring requirement of temporary signs to be no larger than nine square feet and four feet in height, property located at 709 Parker Road being Tract 32 of the WD Penney Survey. **ZBA 2015-03.**

Staff Comments

Mr. Haskins stated that the property is located on Parker Road, behind the Lutz Woodworks, and is 250-300 feet off the main roadway. The property totals approximately 4.92 acres and is zoned Agricultural District (AG/30).

The Ordinance allows Real Estate temporary signs on residentially zoned property to be a maximum of nine square feet and four feet in height. The applicant maintains that due to the location of property being on the Parker Road loop, there is insufficient visibility to the traffic on Parker Road.

The applicant is proposing to construct and erect two four feet by eight feet (32 square foot) real estate signs on the property. Therefore, the applicant is requesting a variance to Section 22-450 (2) of Ordinance 2014-44.

The unique circumstance is the size of the lot, which is twenty times larger than the minimum allowed lot size. Additionally, the property is not adjacent to the road on which it is addressed.

Public comment forms were mailed to 17 property owners within 200 feet of this request. One comment form in favor of the request was received, and none in opposition.

Public Comments

Chairperson Jourdan opened the Public Hearing.

Mr. John Velis, 2511 Mesquite Valley Road, Mesquite, Texas, Tom Brown Real Estate Representative, stated that the sign would be located on the property, but would be tall enough to be seen from the main Parker Road. The signs would be located on each side of the main entrance to the property.

Chairperson Jourdan closed the Public Hearing.

Board Discussion

Commissioners discussed the time frame for the real estate sale and the lifeline for the condition of the sign.

Board Action

A motion was made by Board Member Finnell and seconded by Board Member Holcomb, to Grant the variance to Ordinance 2014-44, allowing two real estate signs on the property for six months, if longer than six months is needed, the applicant will come before the Board to discuss condition of the sign. Motion carried 5 – 0.

Item 2 ZBA 2015-04

Hold a public hearing to consider and act upon a request by Kerat Building, LLC for a Variance to Section 3.3.B.3 of the Zoning Ordinance for properties requiring a minimum 15 foot side yard setback for buildings, property located at 621 Fleming Street, being 1, Block E of the Village Addition. **ZBA 2015-04**

Staff Comments

Mr. Haskins stated that the applicant is requesting a variance to Section 3.3.B.3 of the Zoning Ordinance Development Standards for residential zoned properties that requires a fifteen foot side yard setback when on a corner lot. The applicant is requesting ten foot side yard setback. The property is located at 621 Fleming Street.

The developer/applicant purchased the remaining undeveloped sixteen lots, and is planning to build homes that meet or exceed the current standard of the neighborhood.

The unique circumstance for the property is due to being on corner lot but with a separated access drive. This separation allows vehicles entering Fleming to easily see oncoming traffic, regardless of structure placement on the property, eliminating one of the reasons for the setback.

The applicant is proposing to construct a two-car garage, the original requirements of the subdivision allowed for single car garages. The additional footage is needed to allow the two-car garage.

Public comment forms were mailed to thirty-six (36) property owners within 200 feet. Two comment forms in favor of the request, and no comment forms opposing the request were received.

Public Comments

Chairperson Jourdan opened the Public Hearing.

Ms. Beth Erkassih, 4014 Kingsberry Drive, Arlington, representative The Real Estate Group, stated that she sold the property to the applicant.

Mr. Raid Alawazzi, Kerat Building, LLC, 704 Mt. Vernon Drive, Richardson, Texas, stated that the desire is to develop the subject property, as well as the remaining fifteen lots to be developed meeting or exceeding the current design standards from the Zoning Ordinance.

Ms. Terry Bingham, 623 Fleming Street, neighbor to the subject property, spoke in favor of the request, and advised the developer that the adjoining wall is not standing. Mr. Haskins responded that the developer/applicant will install a wall, in order to adhere to the current ordinance.

Chairperson Jourdan closed the Public Hearing.

Board Discussion

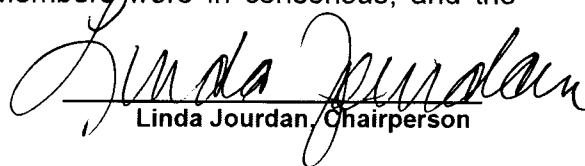
The Commissioners discussed the request for two car garages. Ms Ollie stated that in 2007, a portion of the empty lots were replatted, which kicked into the current ordinance guidelines. The developer/applicant desires to adhere to current ordinance.

Board Action

A motion was made by Board Member Hiney, and seconded by Board Member Finnell, to Grant the variance for a ten foot side yard setback for buildings. Motion carried 5 – 0.

ADJOURNMENT

A motion was made by Board Member Finnell, and seconded by Vice Chairman Potts to adjourn the meeting. All Board Members were in consensus, and the meeting adjourned at 7:02p.m.


Linda Jourdan, Chairperson

ATTEST:


Renae Ollie, Planning Director